

161.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

717,300 / 717,300

APPRAISED: 717,300 / 717,300

USE VALUE: 717,300 / 717,300

ASSESSED: 717,300 / 717,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
47		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEUCLER EDWARD W
Owner 2:	
Owner 3:	

Street 1: 47 PROSPECT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	BEUCLER EDWARD W -
Owner 2:	-

Street 1: 47 PROSPECT AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,796 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1681 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9796		Sq. Ft.	Site		0	70.	0.73	8									499,718						499,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9796.000		216,100		1,500		499,700		717,300							
Total Card							0.225		216,100		1,500		499,700		717,300		Entered Lot Size					
Total Parcel							0.225		216,100		1,500		499,700		717,300		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		426.76		/Parcel: 426.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,100	1500	9,796.	499,700	717,300	717,300	Year End Roll	12/18/2019
2019	101	FV	232,600	1600	9,796.	499,700	733,900	733,900	Year End Roll	1/3/2019
2018	101	FV	232,600	900	9,796.	442,600	676,100	676,100	Year End Roll	12/20/2017
2017	101	FV	232,600	900	9,796.	371,200	604,700	604,700	Year End Roll	1/3/2017
2016	101	FV	232,600	900	9,796.	371,200	604,700	604,700	Year End	1/4/2016
2015	101	FV	193,300	1000	9,796.	321,200	515,500	515,500	Year End Roll	12/11/2014
2014	101	FV	193,300	1000	9,796.	310,500	504,800	504,800	Year End Roll	12/16/2013
2013	101	FV	192,400	1000	9,796.	295,500	488,900	488,900		12/13/2012

Parcel ID 161.0-0001-0012.0

!12573!

PRINT

Date Time

12/11/20 02:38:59

LAST REV

Date Time

06/29/18 09:55:50

apro

12573

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEUCLER EDWARD	41334-351		10/31/2003	Family		1	No		
BEUCLER MARGARE	1265-133		3/17/2003	Family		1	No		
FALLON MARK/TRU	1209-16		8/4/1999		345,000	No	No	F	
TIGHE MARY E	1156-128		2/22/1999	Convenience		100	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/4/2012	1582	Redo Bat	14,000	C					6/5/2018	MEAS&NOTICE	BS	Barbara S
4/16/2009	246	Siding	17,000						4/11/2013	Info Fm Prmt	MM	Mary M
									10/24/2008	Meas/Inspect	163	PATRIOT
									11/30/1999	Mailer Sent		
									11/23/1999	Measured	263	PATRIOT
									12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	21 - Split Level			Full Bath:	1	Rating:	Good																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	GRAY			A Kits:		Rating:																	
View / Desir:				Fpl:	2	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1960	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G14	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31. %		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	1 - Drywall			Functional:		%		Interior:		1	6	3											
Sec Int Wall:		%		Economic:		%		Additions:															
Partition:	A - Typical			Special:		%		Kitchen:															
Prim Floors:	4 - Carpet			Override:		%		Baths:															
Sec Floors:		%		Total:		31 %		Plumbing:															
Bsmnt Flr:	14 - Asphalt Tile							Electric:															
Subfloor:								Heating:															
Bsmnt Gar:	1							General:															
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	2 - Gas																						
Heat Type:	3 - Forced H/W																						
# Heat Sys:	1																						
% Heated:	100																						
Solar HW:	NO																						
% Com Wall:																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS												PARCEL ID 161.0-0001-0012.0								IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
A2	WOOD SHD	D	Y	1	10X14	A	GD	1999	7.43	T	12	101			900			900					
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600					
More: N				Total Yard Items: 1,500				Total Special Features:								Total: 1,500				AssessPro Patriot Properties, Inc			